

## **Environmental Advisory Committee Report**

The first meeting of the FMERPA Environmental Committee took place on August 7, 2007 at 7:00 pm at the FMERPA offices in Eatontown, NJ. In attendance were: Laurie Cannon, Rose Estephan, Frank Cosentino, George Fitzmaier, Jim Allen, Jonathon Cloud, Matt Polsky, Ben Forest, Merwin Kincade, and by phone: Dan Schnepf and Julie Carver of Matrix Design Group. The members that could not attend were: Ed Dlugosz, Adele Keller, Faith Tietelbaum, and Amy Goldsmith. The public was in attendance.

The meeting started with a review of the work of the RAB (Restoration Advisory Board) of the army. Jim Allen gave us an overview of their work over the past several months and complemented the thorough approach the army has taken with their clean up sites. With an initial total of 47 sites, the army has remediated approximately 20, which leaves 27 ongoing clean up projects remaining. He added that most of these sites bordered the Eatontown side of the Fort property.

At this point, Dan Schnepf joined the conversation via conference call. He stated that his job would be to conduct the environmental analysis to enable proper planning efforts for the reuse of the Fort Monmouth property; that their goal was to minimize the environmental constraints so as to maximize the use of the property.

Julie Carver joined the conversation and told us that she would be the principal environmental consultant on the project and that her background included a degree in environmental engineering and 20 years of work in public and private sector re-development projects. She explained that Matrix's scope of work on the project would include the BRAC process and the environmental aspects of it. She stated that BRAC closings have specific laws regarding environmental issues and that they will look at the following:

- existing environmental conditions
- a record search of the potential impact of the environmental conditions based on the property's various uses over the years
- how the army has assessed these environmental conditions in their EPC report (Environmental Condition of the Property) and if their assumptions are correct.

Julie added that they will work with the committee to assure a thorough review and they will interpret the environmental lingo for us. She assured us that when the law changed in 1990, the army is ALWAYS responsible for clean-up on the site, even if the problem isn't identified until after the transfer of the land. She then identified various environmental conditions that we will review over the next several months.

George Fitzmaier made us aware that there was an "open-to-the public" RAB meeting scheduled for September 4, 2007 and invited the committee to attend. He offered to

coordinate with Frank Cosentino on day passes for the committee members to access Fort property.

Matt Polsky and Jonathon Cloud expressed concern that their interest may lie in another committee, one that would focus on the future development of the property. They will make a brief presentation on sustainability and attracting the right kinds of (green) companies as a possible addition to the overall Fort Monmouth redevelopment plan.

Frank Cosentino spoke about the need to apply for a deadline extension for submission of the overall plan. Everyone agreed that rushing this process could have a possible negative impact on the final product and that this was too big of an opportunity for us to rush our planning process. Frank also mentioned that FMERPA just hired a BRAC attorney and that they were in the process of moving offices as well. He then reviewed the Fort Monmouth property map while also reiterating FMERPA's openness to reviewing companies with new, "green" solutions and welcomed more information from Matt and Jonathon on these ideas at upcoming meetings. We also discussed the fact that, although the communities of Eatontown, Tinton Falls, and Oceanport will be most affected by this project, essentially all of Monmouth County will be affected in the long run. We need to keep in mind that over 20,000 jobs in this area are either actually on Fort Monmouth property or connected to Fort Monmouth in some way. It is an awesome responsibility to make sure this project turns out right.

The next meeting of the Environmental Committee will be on Tuesday, August 28, at 7:00pm. The location will be determined at a later date.